



43, Clatterford Shute , PO30 1PD



£730,000
FREEHOLD



Beautifully maintained detached period home with flexible accommodation, a self-contained annexe, lovely gardens and excellent parking, blending character with modern comfort in a peaceful village setting.

- Detached Grade II listed family home
- Impressive farmhouse-style kitchen
- Characterful features mixed with modern convenience
- Detached garage and driveway parking
- Historic castle and countryside walks on the doorstep
- Two welcoming reception rooms and a sunroom
- Three – four bedrooms with an annexe
- Established gardens with lovely views and patio
- Tranquil yet accessible village location
- Schools, amenities and travel links a short distance away

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in a peaceful location just moments from the charming and historical village of Carisbrooke, 43 Clatterford Shute has been updated and maintained by the current owners for the last six years. The accommodation flows easily from room to room, providing a choice of living spaces suited to both relaxed family life and entertaining. The property benefits from period, characterful features that can be found throughout, including flagstone floors, fireplaces, wooden floorboards, and wonderful period doors, and boasts a rich history within the village, dating back as far as the mid 1700s with delightful features including a key symbol imprinted within some of the bricks around the property. The accommodation comprises an entrance porch providing access to the stairwell and first floor, as well as two reception rooms on either side, leading to the sunroom and the kitchen. The first floor comprises three bedrooms and the family bathroom. From the snug, there is an internal door leading through to the annexe accommodation which offers a kitchen, shower room, and living space incorporating space for a bed. The annexe is ideal for guests, multigenerational living, or those seeking a home office or studio space. Outside, mature gardens with stunning views, a generous driveway, and a detached garage complete this delightful village property.

Surrounded by countryside walks, this historic village location is most famous for being the home of its magnificent castle, the property enjoys a quiet position surrounded by attractive countryside and the historic grounds of Carisbrooke Castle and boasts an abundance of local amenities such as a well-stocked convenience store with a post office, highly regarded restaurants, two popular family pubs, and a medical centre with a pharmacy. The village also has four schools at primary and secondary level, and The Isle of Wight College is just three miles away. Supermarkets and Newport High Street are also within easy reach from the property offering plenty of amenities including a range of shops, cafes and restaurants, and a cinema. Frequent bus routes serve nearby Clatterford Road and all Island bus services connect at the nearby Newport bus station. Mainland travel links are within easy reach with regular car ferry travel services from Fishbourne to Portsmouth and East Cowes to Southampton which are just a twenty-minute drive away, and the Cowes to Southampton high-speed foot passenger service is only a fifteen-minute journey from the property. Being centrally located means you are never far from all the wonderful delights that the island has to offer, including the beautiful West Wight with its unspoilt rugged coastline.

Welcome to 43 Clatterford Shute

Approached from a quiet country lane, the property features attractive brick elevations and a traditional cottage façade paired with an ornate sunroom to the side. A charming, gated pathway leads to the front entrance, while a driveway to the side provides access to the garage and parking.

Entrance Porch

Fitted with flagstone flooring, this welcoming entrance to the property features a stained glass window to the front aspect.

Sitting Room

Light-filled and full of character, the sitting room provides a relaxed and comfortable space with a feature brick fireplace and wood-burning stove. Warm wooden flooring and tasteful décor create an inviting atmosphere, while a window to the front adds natural light.

Snug

A cosy and versatile reception room, the snug offers an additional area for relaxation. With a charming fireplace and plenty of space for seating, it provides a peaceful retreat and works equally well as a study or reading area.



Kitchen

This impressive farmhouse-style kitchen is thoughtfully arranged with extensive wooden work surfaces and a range of fitted cabinetry. There is space for a range style cooker while windows along one side provide lovely views over the garden and fill the room with natural light. A unique focal point of the space is the glazed floor panel revealing an original well beneath, adding a sense of history and individuality. With ample space for appliances and storage, the kitchen is perfectly designed for both everyday use and informal gatherings.

Sunroom

Opening from the kitchen and the snug/study is the delightful sunroom, a wonderfully bright and spacious addition to the home. Surrounded by windows, this room enjoys a lovely view of the garden and offers flexible space for dining, relaxing, or entertaining. Flagstone flooring and a wood-burning stove create a comfortable environment throughout the seasons.

Bedroom One

This lovely bedroom is a generously proportioned room with a pleasant outlook, benefitting from built-in wardrobes and a feature fireplace. There is a door to a built-in storage cupboard, which also houses the loft hatch leading to the loft space.

Bedroom Two

Enjoying lovely views to the front, this lovely double bedroom enjoys a feature fireplace as well as space for freestanding furniture.

Bedroom Three

Currently utilised as a dressing room, this double bedroom benefits from a window to the side aspect and continues the décor. The space could be utilised in a number of ways.

Family Bathroom

Well-appointed and light, the main bathroom features both a bath and a separate shower enclosure which is tastefully presented; it complements the period nature of the property while providing modern convenience.

The Annexe

Providing the option to integrate as part of the home or keep the space a separate annexe, this handy addition provides independent and comfortable accommodation for multigenerational living or for those looking for an income. Comprising an open-plan living and bedroom area, a compact kitchen, and a shower room, it offers excellent flexibility for visiting guests, extended family, or potential income opportunities. The annexe enjoys its own outlook and entrance, ensuring privacy and convenience.

Garden

The established gardens have been thoughtfully landscaped to create a peaceful outdoor retreat. A paved terrace provides a perfect setting for al fresco dining, while areas of lawn, mature shrubs, and colourful planting offer beautiful borders all year round. The gently elevated garden enjoys pleasant views and a sense of privacy, making it an ideal space to relax and unwind.

Parking and Garage

A gravelled driveway provides private parking, leading to a detached garage that offers secure storage and additional parking for two cars. The garage is fitted with an electric roller door, an electric car charging point, and additional storage potential within the roof space.



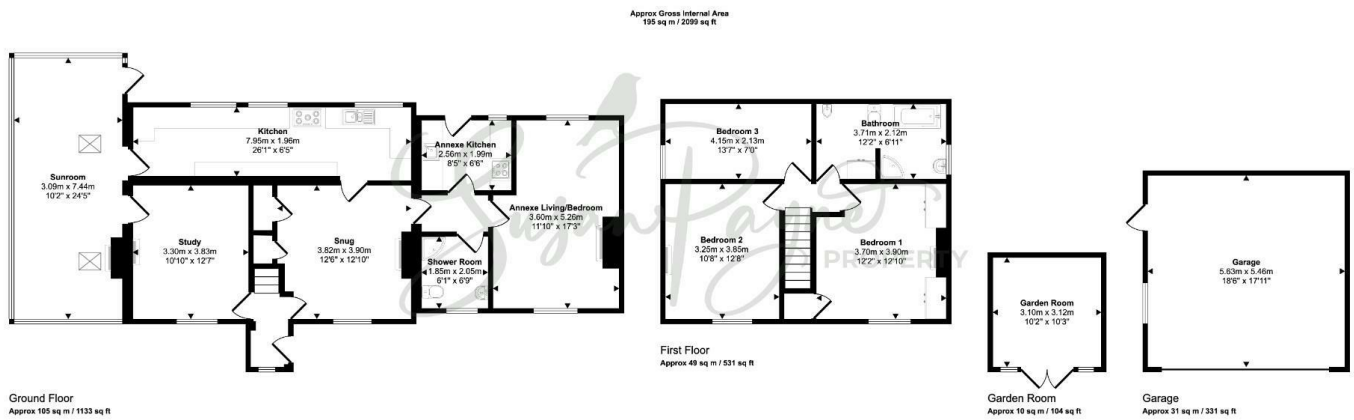
Combining character, space, and versatility, this delightful home offers a rare opportunity to enjoy village living with the benefit of flexible accommodation and a separate annexe. With beautiful gardens, excellent parking, and a peaceful setting, it is perfectly suited to those seeking a peaceful yet convenient lifestyle. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: F (approx. £3563.83 pa – Isle of Wight Council 2025/2026)

Services: Mains water, electricity, private drainage



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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